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**HIGH STREET, WRINGTON, BRISTOL, BS40 5QA**



**£210,000 LEASEHOLD**

# Passionate about Property

SPACIOUS FIRST FLOOR APARTMENT for sale with NO ONWARD CHAIN COMPLICATIONS, centrally located in the sought after village of Wrington. This well presented property provides generous versatile accommodation with scope to re-model to add a third bedroom!  
EPC: E. Leasehold (approx 985 yrs remaining)

## Location

Located within the popular village of Wrington, one of the most sought after in North Somerset, benefiting from a wealth of local amenities and a charmingly peaceful way of life.

The popular Churchill Academy and sixth form ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) is approximately 4.6 miles away. There is also private schooling available in Bristol and Sidcot (4 miles away)

The area is very popular for walking, riding, fishing and even skiing at Churchill dry ski slope. The Cadbury House Country Hotel is approximately 2 miles from the property and has an excellent Health Centre/Gym and Spa.

For the commuter the village is convenient for Bristol and the popular seaside town of Weston-super-Mare. There is a regular bus service and M5 access at Clevedon (junction 20) and St Georges (junction 21). The nearest railway link is at Yatton and Bristol International Airport is within 5 miles.

## Description

Farrons are delighted to offer for sale this spacious first floor apartment in a popular village location. The property briefly comprises, Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, 2 Bedrooms & En Suite. There is also a lovely roof terrace with views over the village towards the church. Offered for sale with NO ONWARD CHAIN complications.





### Entrance

Communal entrance door, stairs rising to the first floor landing, wooden door leading into the flat.

### Entrance Hall

Door to living /dining room and kitchen, door to:

### W.C.

Low level W.C, wash hand basin, extractor, shaver socket.

### Living/Dining Room (16' 01" x 10' 02") or (4.90m x 3.10m)

Two double glazed sash windows to the side, two double glazed roof lights, access to roof space, entry phone, electric wall heater. Doors to the lounge and bedroom one. Open access to:

### Kitchen (9' 11" x 7' 10") or (3.02m x 2.39m)

Fitted with a range of wall, base and drawer units, worktops over, inset single drainer stainless steel sink unit with mixer tap over, built in electric cooker & four ring hob with extractor over, built in slimline dishwasher, space for a washing machine and fridge/freezer, part tiled walls, exposed beams, wood laminate flooring.



### Lounge (14' 06" x 13' 03") or (4.42m x 4.04m)

Spacious second reception room, with double glazed window to the side, French doors to the balcony, electric heater, exposed beams. Door to bedroom two.





**Bedroom 1 (16' 08" x 12' 01") or (5.08m x 3.68m)**

Double glazed window to the front and roof light, electric wall heater, walk in wardrobes with shelving and hanging space, built in airing cupboard housing hot water tank.

**En-suite shower room**

Corner shower unit with electric shower over, tiled walls, pedestal wash hand basin, low level W.C, extractor fan.

**Bedroom 2 (14' 06" x 7' 05") or (4.42m x 2.26m)**

Double glazed window to the front, electric wall heater, exposed beams.

**Balcony. (14' 07" x 12' 0") or (4.45m x 3.66m)**

Decked sun terrace accessible from the lounge, with decorative railings and views over the village.





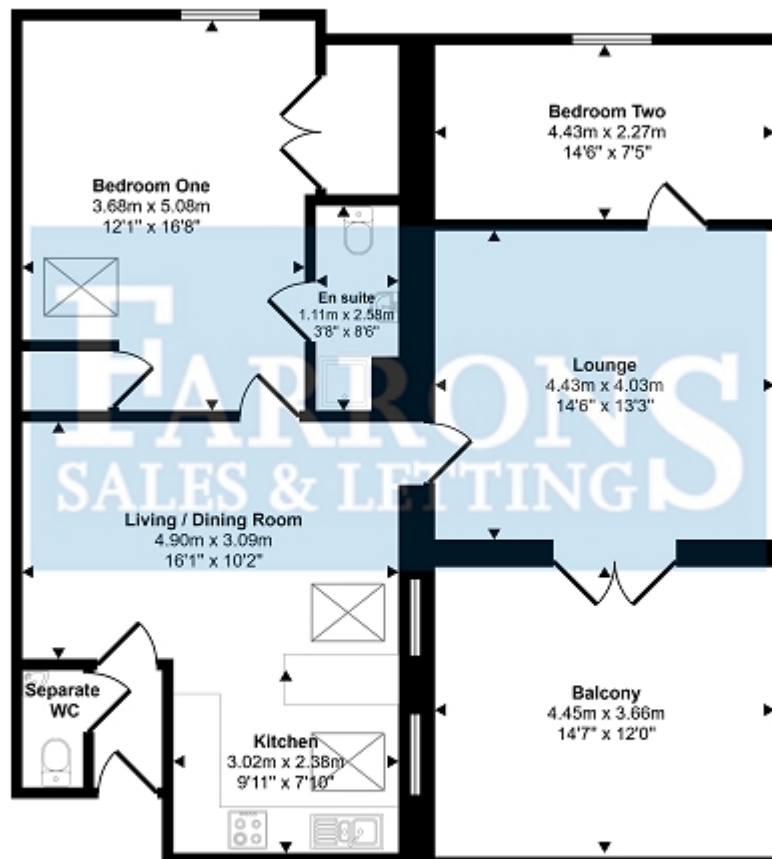
### Material Information

Council Tax Band B  
Freehold  
First floor Flat  
Natural / Dressed Stone N/A  
No maintenance / Ground Rent N/A  
Electricity, Water, Mains Supplied  
Heating Under Floor & Solar Panels N/A  
Broadband - Copper Not known  
No Parking  
No Known Building Safety Concerns  
Restrictions - None Known  
Rights / Easements - None Known  
Has The Property Flooded in The Past 5 Years - No  
Active Planning Applications - None Known  
No Accessibility Adaptations Made - No  
Coalfield / Mining Area - No



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Approx Gross Internal Area  
84 sq m / 906 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract